

DELEGATED

AGENDA NO.

PLANNING COMMITTEE  
23 August 2006

REPORT OF CORPORATE  
DIRECTOR OF DEVELOPMENT  
AND NEIGHBOURHOOD  
SERVICES

06/2135/FUL

SLEEPY HOLLOW FARM, SEAMER ROAD, MALTBY  
ALTERATIONS AND EXTENSIONS TO PROVIDE SECOND FLOOR  
ACCOMMODATION BY RAISING AND ADDING NEW ROOF, ERECTION OF  
CONSERVATORY AND 'SNUG' AND INSTALLATION OF NEW SEWAGE  
TREATMENT PLANT TO REPLACE EXISTING SEPTIC TANK, AND  
STABILISATION OF BANK ADJACENT TO MALTBY BECK WITH GABIONS.  
Expiry date 1<sup>st</sup> September 2006

#### SUMMARY

The application site is a detached property known as Sleepy Hollow Farm situated on Seamer Road, South East of Maltby.

Planning Permission is sought for alterations and extensions to provide second floor accommodation by raising and adding a new roof, erection of a conservatory, snug and installation of new sewage treatment plant and stabilisation of bank adjacent to Maltby beck with gabions.

A holding objection has been received from English Nature regarding the possibility of bats on site and requesting further information.

The applicant is a former senior employee of the Planning Department and therefore the application needs to be determined by the Planning Committee.

#### Recommendations:

***Recommended that subject to the withdrawal of the objection from English Nature, planning application 06/2135/FUL be approved with the following conditions:***

- 01. The development Hereby Approved shall be carried out in accordance with the following approved plans; unless otherwise agreed in writing with the local planning authority.**

**Drawing numbers(s) SB/06/LO1, 0620.01, SB/06/01, SB/06/02**

- 02. Details of the external finishing materials (the colour of the rendered walls and roof tile) shall be submitted to and approved in writing by the local planning authority before the development hereby approved commences.**

**Reason: To enable the Local Planning Authority to control details of the proposed development.**

### **SITE HISTORY**

1. The dwelling is situated in the parish of Maltby at the bottom of a dip called Sleepy Hollow adjacent to Maltby Beck. The plot is of a triangular shape with the dwelling situated towards the northern end of the site 6m away from the Beck.
2. Planning permission was granted in 1975 for extensions and improvements to an existing Farmhouse at the site. This included a first floor extension to the side, and the replacement of the existing roof.
3. Adjacent to the property, raised approximately 20m and at a distance of approximately 50 from the dwelling house is the working farm of Sleepy Hollow, here planning permission was granted in 2005 for the erection of an agricultural workers dwelling.

### **THE PROPOSAL**

4. Planning permission is sought for extensions and alterations to the existing dwelling and the creation of the second floor by increasing the roof height.
5. The existing roof height of the dwelling is currently a maximum height of 7.5 this is proposed to be increased to a maximum height of 10.2m, dormer windows will be created in the new roof to the front elevation and velux windows to the rear.
6. A 'Snug' is proposed to be created to the side elevation, with dimensions of 2.3m x 5.2m the lean to roof will have a height of 3.8m, to the front elevation a garden room is proposed measuring 4.5m x 4m the hipped roof will have a height of 3.2m.
7. The proposed extensions will create an additional 2 bedrooms, study, bathroom, 'snug' and garden room.
8. A new sewerage treatment plant is proposed to be created to the north of the site, this plant will treat domestic waste from the dwelling and will be discharged into the adjacent beck
9. Gabions are proposed to be installed along a section of the beck adjacent to the property, to stabilise the slope. Decking will be installed adjacent to the property and the beck.

### **CONSULTATIONS**

Environment Agency (summarised)

The EA does object to the proposal but wishes to make the following comments:  
The site is located in flood risk zone 3 where the indicative annual probability of flooding is 1 in 100 years.

The applicant should confirm in writing as a minimum that either

- 1) Floor levels within the proposed development will be set no lower the existing levels AND

- 2) Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate
- 3) Flood levels within the extension will be set 300mm above the known or modelled 1 in 100 chance of river flood level

The Local Authority should confirm the adequacy of the Flood risk assessment.

#### English Nature (summarised)

Based on the information submitted English Nature objects to the proposal as insufficient information has been provided with the application to demonstrate whether or not the development would have an adverse impact on bats.

We recommended that the application is refused / deferred / withdrawn until the applicant has submitted information to show that the species would not be affected or that potential effect would be satisfactorily mitigated.

#### Maltby Parish Council (Summarised)

One or Two councillors were worried about the raising and altering the roof; the developer might compromise the exterior appearance of the traditional farmhouse, causing it become out keeping with other farms in the area

The councillors could foresee no problems arising in connection with other proposed improvements.

### **PLANNING POLICY CONSIDERATIONS**

Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan

The following policies are considered relevant to the issues addressed within this report.

#### Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network. Policy HO12 – General house extension policy concerned with the size, design, location and relationship of extensions to the existing dwelling.

#### Policy HO12

Where planning permission is required, all extensions to dwellings should be in keeping with the property and the street scene in terms of style, proportion and materials and should avoid significant loss of privacy and amenity for the residents of neighbouring properties.

As a general principle, Supplementary Planning Policy Guidance Note No. 2 recommends that extensions must be designed so that they complement the main dwelling.

## **MATERIAL PLANNING CONSIDERATIONS**

10. The main material planning considerations is the size of the extensions and works, their relationship with the existing property and surrounding area, the potential impact on protected species and the possible effects of flooding.
11. The existing property is a large detached dwelling house situated at the bottom of a dip know as Sleepy Hollow. The existing building was a traditional farmhouse; however planning approval was gained in 1975 for extensions and improvements, which involved the increase in ridge height, replacement of roof and erection of a first floor extension (planning app. S2419/75). The resultant dwelling in comparison with traditional farmhouses has little architectural merit due to the roof pitch and the use of pebbledash.
12. The proposed works seek permission to increase the height of the ridge by approximately 2.7m and create dormer windows; this additional space will provide 2 additional bedrooms (1 en-suite), a bathroom and a study.
13. The proposed works are not subservient to the original dwelling as SPG2 suggests, however the proposal vastly improve the appearance of the existing dwelling by creating a proportionate roof height and architectural features.
14. Currently the ridge of the dwelling is approximately level with the highway Seamer Road and is screened by large trees and shrubs. The proposed extension would result in the ridge height being increasing by approximately 2.7m; this means that the dwelling would be more visible from the highway. However it is considered as the bulk of dwelling is substantially lower than the highway and as the increased ridge height will not be visible in the skyline, the visual impact on the adjacent area will be minimal in a rural setting.
15. Planning permission is also sought for engineering works to stabilise the adjacent beck bank, currently this is unstable and is affecting the foundations of the property. Conifer trees that line the river are proposed to be removed; these will be replaced with steel gabions and a decking area. Small shrubs and bushes are proposed to be planted on top of the gabions to assist in stabilisation of the beck.
16. The Environment Agency has been consulted on the proposed works to stabilise the banks of the beck as summarised above. The applicant has since confirmed in writing that floor levels within the proposed development will be set no lower the existing levels and that the applicant has considered flood proofing of the proposed development and incorporated where appropriate.
17. English Nature were consulted and have raised a holding objection to the proposal until the applicant has submitted information to show that Bats would not be affected or that potential effect would be satisfactorily mitigated. The applicant has declined to submit a bat survey as he considers the property is an unlikely habitat for bats and has provided information using the

